

State of Alaska FY2003 Governor's Operating Budget

Department of Transportation/Public Facilities Northern Region Facilities Component Budget Summary

Component: Northern Region Facilities

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Component Mission

The mission of the Northern Region Facilities component is to improve the quality of life for Alaskans by cost effectively providing safe, environmentally sound and reliable public facilities.

Component Services Provided

- Provide building utilities, including electricity, sewer and water, waste disposal, heating, air conditioning and ventilation for state-owned facilities.
- Provide and procure contracts for services including janitorial, snow removal, building security, waste removal and elevator maintenance. Provide routine scheduled and preventative maintenance and minor repair work. Routine maintenance includes servicing of heating, ventilation and air conditioning systems, lighting and electrical systems, plumbing systems, and all other mechanical systems.
- Perform or procure contracts for remodeling and repairs required by building occupants or needed to meet changing building codes and new regulations such as the Americans with Disabilities Act.
- Provide and procure contracts for major maintenance, including renewal and replacement of worn-out, inefficient and outdated building components, mechanical systems, flooring, ceilings, windows, and window and wall coverings.

Component Goals and Strategies

Efficiently maintain and operate 386 state buildings totaling 1,236,516 square feet in the Northern Region:

- To provide necessary support and administration of contracts servicing multiple components.
- To provide a clean, safe, and healthy physical working environment for State employees and for the general public to use while conducting State business.
- To safeguard the State's investment in public buildings by providing adequate maintenance to prevent premature deterioration.
- To provide necessary maintenance and operations by the most productive and cost effective means available.
- To reduce energy costs and to bring state facilities into alignment with current environmental and energy saving concerns.

Key Component Issues for FY2002 – 2003

- As the public facilities continue to age, M&O Facilities is confronted with an increasing list of deferred maintenance repairs. Other demands include an increase in the cost of labor, materials, electricity and fuel, and the burden of new laws and regulations. M&O Facilities also continues to add new facilities each year to our inventory without increased funding. The Facilities budget has not kept up with these increased demands and is currently inadequate to sustain acceptable levels of preventative maintenance to our public facilities. Our list of deferred maintenance projects is currently at \$31.5 million and continues to accumulate.

Capital funding for major repairs, renewal and replacement of obsolescent systems in facilities is inadequate to meet current needs and reduce the accumulated deferred maintenance backlog.

Major Component Accomplishments in 2001

- Administered or assisted in the administration of 132 contracts with the private sector exceeding \$5.4 million for Northern Region Maintenance and Operations.
- Continued implementation of Computerized Maintenance Management System.
- Closed 436 work orders, 153 of which were preventative maintenance.
- Surveyed and inspected all Northern Region day tanks for upgrade specifications. Replacement and installation of Department of Environmental Conservation compliant tanks will occur in FY02 fiscal year.

- Continued implementation of energy saving projects including replacement of overhead doors and heating and ventilation upgrades.

Statutory and Regulatory Authority

AS 35 Public Buildings
AS 36 Public Contracts
AS 44 State Government
AAC17, Department of Transportation & Public Facilities
Americans with Disabilities Act
Resource, Conservation & Recovery Act

Northern Region Facilities

Component Financial Summary

All dollars in thousands

	FY2001 Actuals	FY2002 Authorized	FY2003 Governor
Non-Formula Program:			
Component Expenditures:			
71000 Personal Services	3,308.7	3,237.1	3,398.3
72000 Travel	104.3	126.9	135.4
73000 Contractual	2,338.3	2,647.9	2,891.2
74000 Supplies	2,054.1	1,639.8	1,656.8
75000 Equipment	49.2	0.0	0.0
76000 Land/Buildings	0.0	0.0	0.0
77000 Grants, Claims	0.0	0.0	0.0
78000 Miscellaneous	0.0	0.0	0.0
Expenditure Totals	7,854.6	7,651.7	8,081.7
Funding Sources:			
1002 Federal Receipts	35.4	81.8	167.8
1004 General Fund Receipts	5,628.0	5,591.7	5,917.3
1007 Inter-Agency Receipts	1,621.6	1,841.9	1,860.3
1061 Capital Improvement Project Receipts	219.3	0.0	0.0
1108 Statutory Designated Program Receipts	108.3	136.3	136.3
1147 Public Building Fund	242.0	0.0	0.0
Funding Totals	7,854.6	7,651.7	8,081.7

Estimated Revenue Collections

Description	Master Revenue Account	FY2001 Actuals	FY2002 Authorized	FY2002 Cash Estimate	FY2003 Governor	FY2004 Forecast
Unrestricted Revenues						
Unrestricted Fund	68515	9.6	0.0	10.2	0.0	10.8
Unrestricted Total		9.6	0.0	10.2	0.0	10.8
Restricted Revenues						
Federal Receipts	51010	35.4	81.8	67.4	167.8	167.8
Interagency Receipts	51015	1,621.6	1,841.9	2,475.8	1,860.3	2,659.3
Statutory Designated Program Receipts	51063	108.3	136.3	122.4	136.3	136.3
Capital Improvement Project Receipts	51200	219.3	0.0	150.0	0.0	150.0
Restricted Total		1,984.6	2,060.0	2,815.6	2,164.4	3,113.4
Total Estimated Revenues		1,994.2	2,060.0	2,825.8	2,164.4	3,124.2

Northern Region Facilities

Proposed Changes in Levels of Service for FY2003

Continued implementation of the Computerized Maintenance Management System has led to increased service with no budgetary increase by providing work order based maintenance and increased reporting functions. Building occupants can now request and track maintenance through a central dispatch, including email and web based requests.

Fuel cost increases in past years have been funded by supplemental funds. Requested fuel cost increases in base funding for FY03 are needed to maintain the current level of service. Without such funding service levels will deteriorate as maintenance is deferred.

Summary of Component Budget Changes

From FY2002 Authorized to FY2003 Governor

All dollars in thousands

	<u>General Funds</u>	<u>Federal Funds</u>	<u>Other Funds</u>	<u>Total Funds</u>
FY2002 Authorized	5,591.7	81.8	1,978.2	7,651.7
Adjustments which will continue current level of service:				
-Year 3 Labor Costs - Net Change from FY2002	107.8	1.0	18.4	127.2
Proposed budget increases:				
-Increase Federal Authority for Kotzebue Airport Combined Facility	0.0	85.0	0.0	85.0
-Increased fuel prices	217.8	0.0	0.0	217.8
FY2003 Governor	5,917.3	167.8	1,996.6	8,081.7

Northern Region Facilities

Personal Services Information

Authorized Positions		Personal Services Costs	
	<u>FY2002</u>	<u>FY2003</u>	
	<u>Authorized</u>	<u>Governor</u>	
Full-time	43	45	Annual Salaries 2,423,208
Part-time	7	8	COLA 90,463
Nonpermanent	0	0	Premium Pay 113,556
			Annual Benefits 920,532
			Less 4.21% Vacancy Factor (149,459)
			Lump Sum Premium Pay 0
Totals	50	53	Total Personal Services 3,398,300

Position Classification Summary

Job Class Title	Anchorage	Fairbanks	Juneau	Others	Total
Administrative Clerk III	0	2	0	0	2
Administrative Manager I	0	1	0	0	1
Building Maint Manager	0	1	0	0	1
Building Mgmt Specialist	0	0	0	1	1
Enviro Services Journey II	0	0	0	4	4
Equip Operator Sub Journey I	0	0	0	1	1
Maint Gen Foreman	0	0	0	2	2
Maint Gen Journey	0	12	0	5	17
Maint Gen Lead	0	0	0	2	2
Maint Gen Sub - Journey II	0	0	0	1	1
Maint Spec Bfc Foreman	0	2	0	0	2
Maint Spec Bfc Journey I	0	3	0	4	7
Maint Spec Bfc Jrny II/Lead	0	4	0	2	6
Maint Spec Etrician Journey II	0	3	0	1	4
Maint Spec Plumb Jrny II	0	2	0	0	2
Totals	0	30	0	23	53